Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Norwood

Single-Family Properties

	December			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	13	**14**	+ 7.7%	231	**214**	- 7.4%
Closed Sales	19	**14**	- 26.3%	231	**198**	- 14.3%
Median Sales Price*	$465,200	**$552,000**	+ 18.7%	$479,900	**$550,000**	+ 14.6%
Inventory of Homes for Sale	8	**5**	- 37.5%	--	--	--
Months Supply of Inventory	0.4	**0.3**	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	52	**26**	- 50.0%	37	**26**	- 29.7%
Percent of Original List Price Received*	98.2%	**102.6%**	+ 4.5%	99.0%	**101.0%**	+ 2.0%
New Listings	9	**12**	+ 33.3%	253	**237**	- 6.3%

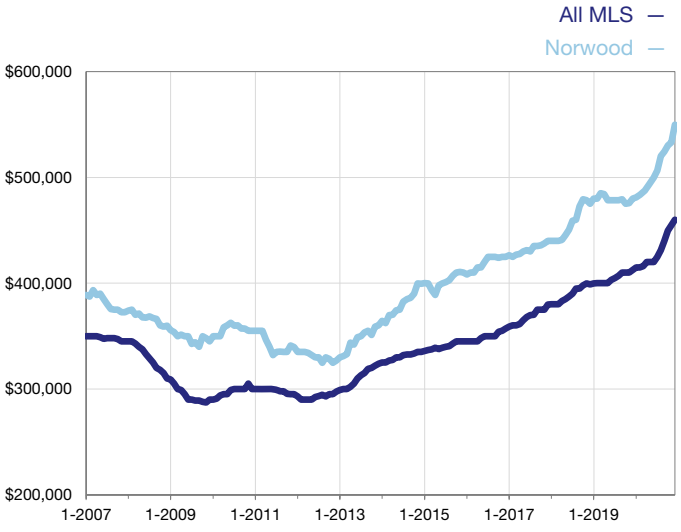
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

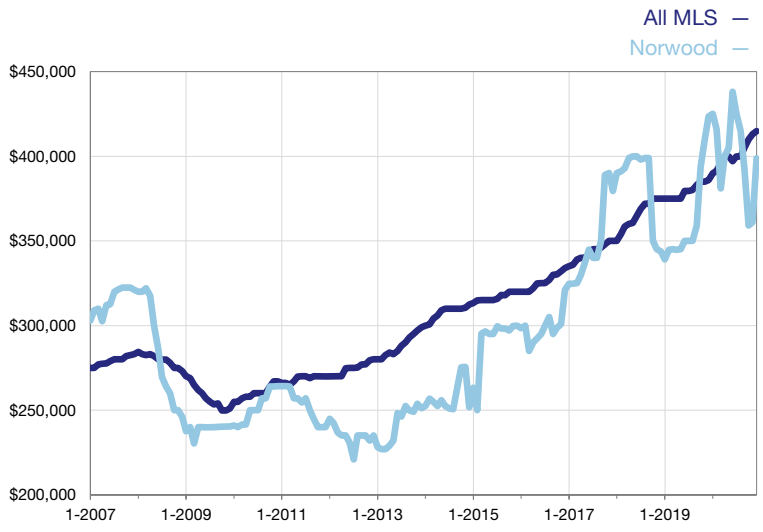
	December			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	5	**9**	+ 80.0%	82	**87**	+ 6.1%
Closed Sales	10	**12**	+ 20.0%	88	**76**	- 13.6%
Median Sales Price*	$392,000	**$507,500**	+ 29.5%	$423,500	**$398,750**	- 5.8%
Inventory of Homes for Sale	7	**12**	+ 71.4%	--	--	--
Months Supply of Inventory	0.9	**1.9**	+ 111.1%	--	--	--
Cumulative Days on Market Until Sale	16	**48**	+ 200.0%	45	**44**	- 2.2%
Percent of Original List Price Received*	98.7%	**99.1%**	+ 0.4%	99.0%	**99.1%**	+ 0.1%
New Listings	2	**7**	+ 250.0%	91	**106**	+ 16.5%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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